



FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING

Livable Frederick Planning & Design Office

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FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

August 4, 2021

Address:	1902 Jefferson Pike, Knoxville	Meeting Date:	August 4, 2021
Applicant:	Tara & Todd Lehtonen	Report Date:	July 16, 2021
Case No.:	COA 21-05	Staff:	Amanda Whitmore
Proposal:	Install Storm Windows and Doors		

PROPERTY DESCRIPTION

The Crown Rose Estate is listed on the County Register of Historic Properties (CR # 16-01). The property consists of the entire parcel, which includes the main house, a smoke house, two spring houses, a cottage, a bomb shelter, and bank barn. The period of significance for this property is 1856 to 1962. The property is accessed from Jefferson Pike.



Fig. 1: Subject property.

PROPOSAL

The applicant proposes to install Mon-Ray exterior storm windows and doors on the main house. All exterior windows, sidelights, and transoms will be covered, along with six

exterior doors. Exterior storm doors and windows help to weatherize the structure while preserving the original openings.



Fig. 2: Examples of proposed storm window and door

APPLICABLE GUIDELINES

When reviewing alterations within a designated County Register property several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Frederick County Historic Preservation Code: Chapter 1-23*, the *Frederick County Register of Historic Places Design Guidelines (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Frederick County Code: Chapter 1-23-7B

- (1) In reviewing applications, the Commission shall give consideration to the historic, archeological, or architectural significance of the landmark, site, or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area; the relationship of the exterior architectural features of a landmark or structure to the remainder of the landmark or structure and to the surrounding area; the general compatibility of proposed exterior design, scale, proportion, arrangement, texture, and materials to the landmark, site, or structure and to the surrounding area; and any other factors including aesthetic factors which the Commission deems to be pertinent.
- (2) The Commission shall consider only exterior features of a landmark or structure and shall not consider any interior arrangements.

- (3) The Commission shall not disapprove an application except with respect to the several factors specified in paragraph (1) above.
- (4) The Commission shall be strict in its judgment of plans for sites or structures determined by research to be of historic, archeological, or architectural significance. The Commission shall be lenient in its judgment of plans for sites or structures of little historic, archeological, or architectural significance, or of plans involving new construction, unless in the Commission's judgment such plans would seriously impair the historic, archeological, or architectural significance of surrounding sites or structures. The Commission is not required to limit construction, reconstruction, or alteration to the architectural style of any one (1) period.

Frederick County Register of Historic Places Design Guidelines

The *Guidelines* contain an Openings, Weatherization, Storm Windows and Doors, and Screen Doors section (Chapter 4-C.7) that should be referred to when reviewing this COA application. This section of the guidelines provides the following guidance:

Storm windows can be installed on the exterior or interior of historic windows to improve their thermal performance. When properly installed, storm windows are thermally efficient, cost-effective, reversible, and preserve the original building fabric. The installation location of storm windows should be carefully considered; to avoid condensation between the windows and damage to historic fabric, the interior window must be the tighter of the two units.

If installed on the exterior side, storm window frames should match the color of the existing exterior trim and the configuration of the historic window should be clearly visible through the storm window. The stiles and rails cannot be wider than the window to be covered and the meeting rails must match.

A storm door should be simple in design, use clear glazing, and have trim painted to match the historic door. A storm door should complement the dimensions of the historic door and should not obscure the details of the historic door. Storm doors may use interchangeable screen and storm panels that are changed out seasonally.

Secretary of the Interior's Standards for Rehabilitation

The *Standards* define rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The *Standards* that are most applicable to the application before the Commission are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF DISCUSSION

The applicant proposes to install exterior storm windows and doors to the main house. Prior to undertaking the installation, the applicant will replace nine broken window panes, make in-kind repairs to five of the window frames and sills, and repaint all windows. This work was approved administratively under A-COA # 21-05.



Fig. 3: Façade of main house

The main house was built between 1856 and 1860 and is two-stories in height under a gable roof. The dwelling is a double pile plan with a main five-bay block and two side wings containing two-bays each. A prominent portico extends from the front façade and is supported by four Tuscan columns. The windows on the facade range from 6 over 9 on the first floor to 6 over 6 on the second floor, all double hung. The main entrance is centrally located with side lights of three lights each and a transom of seven lights. The wings contain two 6 over 6 double hung windows and a double six-light casement window set in a dormer on the upper level. The house also contains three Palladian windows, two 9 light

fixed sash windows, casement windows, and two quarter round windows with three lights in addition to 6 over 9 and 6 over 6 double hung windows on the remaining elevations. The two-story porch located on the rear of the property is accessed by three doors that contain three-light transoms above. A set of French doors with 12 lights in each door is located on the east elevation.

The applicant proposes to install exterior aluminum storm windows and doors. The storm windows will be fabricated so the stiles and rails are not wider than the original window to be covered and the meeting rails will match. The storm windows will be installed using caulk and screws. The main entrance will be covered with a full view storm door and the remaining doors will be covered with a ¾ view storm door.

Staff finds that the installation of exterior storm windows and doors that do not obscure the original openings is appropriate and compatible with the subject property, that the project will retain and preserve distinctive, character-defining features on the main house, and that the project will not destroy historic materials. Staff further finds that the project is appropriate under 1-23-7(B)(1), the Guidelines, and Standards #2 , #5, and #9.

STAFF RECOMMENDATION

Staff recommends the Commission **approve** COA #21-05 under the criteria for Application Review in Chapter 1-23-7(B) (1) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible to the landmark, with the Guidelines, and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #5, and #9. Included with the approval is the general condition that the applicant will notify the Historic Preservation Planner if they propose to make any alterations to the approved plans.